



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Oct 22, 2021 02:40 PM Fee: \$34.00

2021235795

Electronically Recorded

PROPERTY OWNERS ASSOCIATION 5th AMENDED MANAGEMENT CERTIFICATE FOR
PHASE THREE AUSTIN'S COLONY HOMEOWNERS ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Travis §

1. Name of Association: Phase Three Austin's Colony
2. Subdivision Location: Travis County
3. Name of Homeowners Association: Phase Three Austin's Colony Homeowners Association, Inc
4. Recording Data for Association: Plats filed at the County under Plat Book U page 46 and
Plat # 200300144 and Plat in Exhibit A of the Phase 3
Doc# 2001193518
5. Recording Data for Declaration and any amendments: 1st Supplemental Declaration is filed
under Document # 2002014773

2nd Supplemental Declaration filed under Document #2003158902

Phase Three Declaration filed under Document #2001193518

1st Declaration of Annexation Phase 3 filed under Doc#2003032426

Fence, Landscape, Signage Easement and Restrictive Covenants filed under Doc# 20020845227
6. Other information the Association considered appropriate for the governing, administration or
operation of the subdivision and homeowners' association:

Bylaws signed 2/22/2002 are attached to this Certificate.
Articles of Incorporation filed Dec 27 2001 are attached to this Certificate

The following resolutions dated 2/23/16 are filed under Document Number 2016092992:

Drought-Resistant Landscaping and Natural Turf Guidelines
Flag Display Guidelines
Rainwater Collection Devices Guidelines
Roofing Material Guidelines

Religious Item Display Guidelines
 E-mail Registration Policy
 Membership Voting Policy
 Records Inspection Policy
 Records Retention Policy
 Assessment Collection Policy
 Violation Enforcement Resolution
 Application of Payments Policy
 Conflict of Interest Policy
 Electronic and Telephonic Action Policy
 Payment Plan Policy
 Standby Electric Generators Guidelines
 Solar Energy Device Guidelines

The following resolutions are filed under Document No. 2017127406:

- Violation and Fine Enforcement Resolution
- Violation Enforcement Schedule
- Billing Policy and Payment Plan Guidelines

Updated mailing address information is filed under Document No. 2019179697.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
 17319 San Pedro Ave, #318
 San Antonio, TX 78232
 contact@spectrumam.com
 210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Working Capital = 2 Months (BLDR-HO Sales)

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 20 day of October, 2021.

Phase Three Austin's Colony Homeowners Association, Inc.

By: Sally Smith
Sally Smith (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 20
October, 2021 by Sally Smith, representative of Spectrum Association

Management, the Managing Agent of Phase Three Austin's Colony Homeowners Association, Inc., on behalf of said association.

Amanda Salazar
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232

